



Rental Appraisal

13 Chaytor St, Te Puke

This rent appraisal is based on information received from the agent, current comparable market data, relevant location statistics and industry knowledge of the area.

Property Features



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2



1 car garaging and 3 off street carparks

- Popular Bay of Plenty township
- Self contained 2 bedroom sleep-out
- Mature gardens

- Home office
- Close to local facilities
- 10 mins to Papamoa

I believe these properties should rent for approximately \$680 – \$710 per week, for the main 3 bedroom house. \$280 – \$310 for the 2 bedroom unit, in the current market. Alternatively this property should rent for approximate \$820 – \$850 as a whole.

There are some consideration around water and power if these properties where to be rented separately. Feel free to contact me for further information.

Landlords Collective offers comprehensive property management services which include all advertising and marketing, thorough checks of all prospective tenants, maintenance, regular inspections, and financial management of your investment. Our Management fee is 8% + GST. Please contact me for more details.

Yours sincerely

Shane Kingston

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Limit of liability This appraisal has been prepared by us solely for the use of the person or organisation to whom it is addressed, and represented an expression of our opinion on the matters contained in it. Landlords Collective and its employees will accept no responsibility or liability to any person or organisation on any grounds whatsoever, including liability for negligence. It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.

This rental appraisal is valid for 45 days from date of appraisal 28/11/2025

Why work with us?

Owned by
landlords for
landlords

24/7
Contact

Healthy Homes
guidance

Up to date
systems and
technology

Fact based
market
appraisals

Tenancy
Practice
Services
Legal
support

Daily rent
and arrears
monitoring

Database of
trusted and
tested local
tradies

National
and
International
background
checks

We remain
industry
experts with
regular
education

Detailed
entry, exit
and routine
inspections

Client portal
for access
to property
files



**THE LANDLORDS
COLLECTIVE.**

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Our Management Fee Includes

- The search for a new tenant;
 - Property viewing;
 - Credit and background checks;
 - Reference checks;
 - Tenancy agreement;
 - Bond lodgement;
 - Ingoing report;
 - A condition report with up to 400 photos of your property to show the condition of the property at the beginning of the tenancy.
 - Key handover;
 - Receipt of rent through our trust account;
 - Daily monitoring of rent to avoid rent arrears. We have a 0 tolerance policy;
 - Management of any maintenance;
 - A routine inspection at 4 weeks followed by regular 12 weekly inspections;
 - Guidance through the Healthy Homes Standards and the Residential Tenancy Act;
 - Guidance around minimising methamphetamine risk;
 - Access to our landlords portal which contains all relevant information about your investment property.
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